



NEW JERSEY  
COLLEGE OF MEDICINE  
AND DENTISTRY



HOLIDAY INN



COLONNADE PARK



WESTERN UNION



Star  
Lounge



EVENING NEWS



POLARIS



UNITED  
HOSPITAL  
MEDICAL  
CENTER



RUTGERS U.



J.F. KENNEDY  
UNIVERSITY CENTER



MILITARY BANK

# A RECORD OF ACTION

The Newark Redevelopment and Housing Authority

Newark - Housing Authority - Reports

NEWARK REDEVELOPMENT AND HOUSING AUTHORITY

57 BUREAU AVENUE

NEWARK, NEW JERSEY 07103

BOARD OF COMMISSIONERS

FRANK SHATTY, CHAIRMAN

JAMES CONNERY  
VICE CHAIRMAN

JAMES A. KRASZCZYK

WILLARD E. TERRELL  
TREASURER

PETER YASLOWSKY

ROBERT WOTTE  
EXECUTIVE DIRECTOR

MUCH M. HILL  
DEPUTY EXECUTIVE DIRECTOR

EARL PHILLIPS  
DIRECTOR OF HOUSING

STEVEN C. BRYNER  
DIRECTOR OF ADMINISTRATION

NORBERT W. ATREA  
DIRECTOR OF REDEVELOPMENT

EDWARD G. D'ALESSANDRO  
GENERAL COUNSEL

Prepared by

DIVISION OF RESEARCH AND PROGRAM DEVELOPMENT

ARNOLD SELTER, CHIEF

July, 1975

#### PREFACE

For years, sociologists, political scientists, city planners and social critics have warned of the decay and stagnation gnawing at the core of America's urban cities. The deterioration of the cities results in a tremendous waste of human and physical resources. A major instrument for combating this waste in the Newark community is the Newark Redevelopment and Housing Authority. In its capacity as a redevelopment agency, the Authority has made major contributions not only in retarding the city's decay, but more important, in fostering the city's reconstruction.

The proponents of the original housing bill of 1937 viewed public housing as a stepping stone, an interim stage for the working poor, but upwardly mobile families. Today, many public housing residents are immobilized by the extent of their social and economic problems. While urban renewal, neighborhood rehabilitation and the development and management of public housing are routine operations of the Authority, many lesser-known activities relating to these problems are also a part of its every day functions.

Recognizing that ten per cent of Newark's population lives in low-rent public housing, the Authority is responsible for initiating innovative programs and projects to meet the needs of housing tenants and residents of areas slated for urban renewal. This report is descriptive of the different facets of the Authority's operation.

  
ROBERT MOTTE  
Executive Director

July, 1973

# TABLE OF CONTENTS

	Page No.
1.0 INTRODUCTION/PURPOSE.....	1
2.0 DEVELOPMENT OF NEWARK REDEVELOPMENT AND HOUSING AUTHORITY	
2.1 Overview.....	2
FIGURE I.....	3
2.2 Development of Public Housing.....	4
FIGURE II.....	5
2.2.1 Other Housing Developments.....	4
2.3 Redevelopment History.....	7
FIGURE III.....	9
3.0 CURRENT OPERATIONS	
3.1 Policy Making - NHA Board of Commissioners/ Executive Director.....	10
FIGURE IV.....	11
3.1.1 Office of Executive Director.....	12
3.2 Department of Administration.....	12
TABLE I.....	13
3.3 Department of Housing.....	15
TABLE II.....	17
3.4 Department of Redevelopment.....	15
TABLE III.....	18
3.5 Legal Department.....	16
TABLE IV.....	19
4.0 EXHIBITS	
I.....	22
II.....	21
III.....	23
IV.....	27
V.....	31
VI.....	49
VII.....	50

1.0 INTRODUCTION/PURPOSE

THE PURPOSE OF THIS REPORT IS TO PRESENT  
A BRIEF HISTORY AND A DESCRIPTION OF THE  
CURRENT FUNCTIONS AND OPERATIONS OF THE NEWARK  
REDEVELOPMENT AND HOUSING AUTHORITY. THROUGH  
THIS PUBLICATION THE AUTHORITY HOPES TO MEET  
INCREASING DEMANDS FOR INFORMATION BY NEWARK  
CITIZENS, STUDENTS, REPRESENTATIVES OF GOVERN-  
MENT AND BUSINESS AS IT RELATES TO PUBLIC HOU-  
SING AND URBAN REDEVELOPMENT.

## 2.0 DEVELOPMENT OF THE NEWARK REDEVELOPMENT AND HOUSING AUTHORITY

### 2.1 Overview

The Hackensack Indians who sold the site of Newark to a group of Connecticut settlers in 1667 had no slum problems. At that time not a tenement stood from the banks of the Passaic river to the base of the Watchung Mountains. The slums came during the latter-half of the 19th century.\* By 1836 the population stood at 20,000 and Newark was incorporated as a City. There was a slum problem then of noticeable scope, and the problem grew worse as the flow of immigrants mounted. But those innocent times brought little worry. A man's first child might be born in a rough frame shack, but the slum would be born in a fine house on the hill. If one family could rise from the slums, why not all? And then these sore spots in the city would vanish by themselves. However, slums did not vanish, they increased. The city taxpayers found themselves burdened by the social cost of maintaining slums as manifested in disease, delinquency, crime, fire, death and uncollected taxes. A new viewpoint developed -- people had begun to understand that slums exist not because tenants prefer to live in them, but because they cannot afford the price of better housing. (As Friedman\*\* has so vividly noted, whether one accepted the "social cost" argument that slums cost the city economically through demands for increased services, or the "social welfare" approach, that it is morally wrong to permit such living conditions, government realized by the advent of the depression, that its participation in eradication those troubling problems had become critical.) Moreover, a long accepted principle in housing development known as "filtering," whereby the lower rung of the economic stratum was assured of decent housing by a "filtering down" of units released by upper income groups as they purchased new housing, no longer could be maintained in private housing. It became prohibitively expensive for a large number of families in American society to purchase living space. Consequently, as a result of the economic depression, need for housing for those who could not afford it mushroomed. In 1937, Congress passed a landmark piece of legislation known as the Housing Act of 1937.

For the first time in American history there was established a long range policy of federal aid to communities for the development of low-rent housing. It was envisioned as a transition point for low-income families "on their way up" the social and economic scale. Newark was quick to see the advantage of a joint federal-local attack on the problem.

On April 27, 1939, the Municipal Government created by ordinance the Newark Housing Authority, EMERGENCY 1, pursuant to the federal act of 1937 to provide low-rent housing. In 1939, the first public housing project in Newark was constructed (Pennington Court). Since that time (14) project complexes consisting of 12,496 units of housing have been constructed as part of the public housing program in Newark. While this is described in more detail in section 2.2, FIGURE I presents in chronological fashion the development of public housing in Newark.

\* Cunningham's History of Newark

\*\* Government and Slum Housing

FIGURE 1

<u>Names of the 14 Housing Projects</u>	<u>Number of Units</u>	<u>Number of Buildings</u>	<u>Date of Initial Occupancy</u>	<u>Development Value (\$ Million)</u>
Seth Boyden Court	530	12	10/60	\$ 2.7
Pennington Court	236	4	2/60	1.3
James E. Baxter Terrace	569	21	5/61	3.8
Stephen Crane Village	754	27	10/60	1.6
John W. Hyatt Court	401	12	3/62	2.2
Felix Fuld Court	390	8	12/61	1.9
Franklin D. Roosevelt Homes	275	11	11/66	1.7
Otto E. Kretschmer Homes	730	7	5/53	10.0
Archbishop Walsh Homes	630	12	5/53	8.5
Rev. William F. Hayes Homes	1,455	10	1/54	19.0
Christopher Columbus Homes	1,350	8	10/55	21.0
Joseph P. Bradley Court	301	10	12/61	3.1
Stella Windsor Wright Homes	1,106	7	12/59	20.4
Edward W. Scudder Homes	<u>1,680</u>	<u>8</u>	12/62	<u>28.2</u>
Total	10,226	157		123.6
<u>Designed and Built for the Elderly and Handicapped</u>				
Stephen Crane Elderly	948	8	11/62 4/68 6/68	15.9
Otto E. Kretschmer Elderly	636	6	1/62 12/68	10.3
Seth Boyden Elderly	560	5	7/69 10/69	6.5
Rev. William F. Hayes Elderly	38	1	2/62	3.5
James E. Baxter Elderly	<u>220</u>	<u>2</u>	12/63	<u>6.2</u>
Total	2,402	22		41.5

Throughout its history, Newark has been a "Gateway City," i.e., providing a home for successive waves of newcomers, including the Irish, Germans, Jews, blacks, Puerto Ricans, Colans and Portuguese. In turn, each group has added to and enriched the cultural diversity of the City. Traditionally, the City's growing economy provided economic opportunities which enabled each generation to improve its condition and to expand its social and economic capabilities. As the economy changed, however, the number of jobs available, particularly for persons with limited education and income, decreased, resulting in greater problems of poverty and unemployment.

The Authority's role in the rebuilding of the City was further enhanced by the Federal Government with a second tool to deal with problems of decay. In 1974, Congress passed the Housing and Community Development Act of 1974. The primary objective of this act is the development of viable urban communities, to be achieved by providing decent housing and a suitable living environment and by expanding economic opportunity principally for persons of low and moderate income. See EXHIBIT V

## 2.2 Development of Public Housing

In 1930, the U.S. Housing Authority earmarked for Newark a loan of \$17,600,000 which along with a locally-financed loan of \$1,400,000 would build "decent, safe and sanitary" apartments for 2,483 families or approximately 10,000 people. Ground was broken for the first of the projects in May 1939 (Pennington Court.) Construction proceeded immediately and initial occupancy commenced January 20, 1940. Meanwhile, in August of 1939, excavations were begun on Seth Boyden Court; in addition work on two other developments was going on at the same time. Seth Boyden and Stephen Crane Village were ready for occupancy in October 1940, and James H. Baxter Terrace, May 1941. Felix Puld Court and Joseph P. Bradley Court was completed in March 1942. Completion of the aforementioned and two others in the planning stage were the first steps solving Newark's slum problems. These six projects were situated in different sections of the City to take advantage of industrial labor markets as well as the distribution of low-income families. With the completion of Franklin D. Roosevelt Homes in November 1945, four more were in the planning stage: Otto E. Kreitchner Homes, Archbishop Walsh Homes, Rev. William F. Hayes Homes, Christopher Columbus Homes. Otto E. Kreitchner and Archbishop Walsh Homes projects were completed in May 1953, Rev. William F. Hayes in January 1954 and Columbus Homes in October 1955. FIGURE I describes this in tabular form, while FIGURE II demonstrates the geographical juxtaposition of these. The Authority no longer as a policy develops high-rise, high density housing as standard public housing for low-income families.

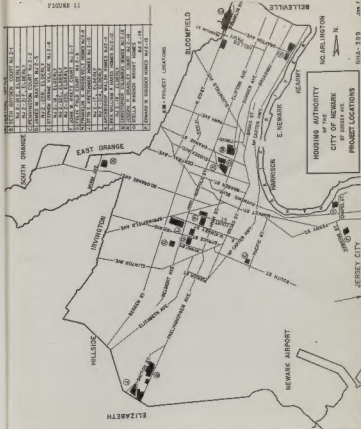
### 2.2.1 Other Housing Development - Turnkey Scattered Site Program

Under this method a successful bidder is assigned the full job of designing and building a development which is turned over to the Authority after completion. Listed below are various stages of the program.

1. SOUTH ORANGE	2. SOUTH ORANGE	3. SOUTH ORANGE	4. SOUTH ORANGE	5. SOUTH ORANGE	6. SOUTH ORANGE	7. SOUTH ORANGE	8. SOUTH ORANGE	9. SOUTH ORANGE	10. SOUTH ORANGE	11. SOUTH ORANGE	12. SOUTH ORANGE	13. SOUTH ORANGE	14. SOUTH ORANGE	15. SOUTH ORANGE	16. SOUTH ORANGE	17. SOUTH ORANGE	18. SOUTH ORANGE	19. SOUTH ORANGE	20. SOUTH ORANGE	21. SOUTH ORANGE	22. SOUTH ORANGE	23. SOUTH ORANGE	24. SOUTH ORANGE	25. SOUTH ORANGE	26. SOUTH ORANGE	27. SOUTH ORANGE	28. SOUTH ORANGE	29. SOUTH ORANGE	30. SOUTH ORANGE	31. SOUTH ORANGE	32. SOUTH ORANGE	33. SOUTH ORANGE	34. SOUTH ORANGE	35. SOUTH ORANGE	36. SOUTH ORANGE	37. SOUTH ORANGE	38. SOUTH ORANGE	39. SOUTH ORANGE	40. SOUTH ORANGE	41. SOUTH ORANGE	42. SOUTH ORANGE	43. SOUTH ORANGE	44. SOUTH ORANGE	45. SOUTH ORANGE	46. SOUTH ORANGE	47. SOUTH ORANGE	48. SOUTH ORANGE	49. SOUTH ORANGE	50. SOUTH ORANGE	51. SOUTH ORANGE	52. SOUTH ORANGE	53. SOUTH ORANGE	54. SOUTH ORANGE	55. SOUTH ORANGE	56. SOUTH ORANGE	57. SOUTH ORANGE	58. SOUTH ORANGE	59. SOUTH ORANGE	60. SOUTH ORANGE	61. SOUTH ORANGE	62. SOUTH ORANGE	63. SOUTH ORANGE	64. SOUTH ORANGE	65. SOUTH ORANGE	66. SOUTH ORANGE	67. SOUTH ORANGE	68. SOUTH ORANGE	69. SOUTH ORANGE	70. SOUTH ORANGE	71. SOUTH ORANGE	72. SOUTH ORANGE	73. SOUTH ORANGE	74. SOUTH ORANGE	75. SOUTH ORANGE	76. SOUTH ORANGE	77. SOUTH ORANGE	78. SOUTH ORANGE	79. SOUTH ORANGE	80. SOUTH ORANGE	81. SOUTH ORANGE	82. SOUTH ORANGE	83. SOUTH ORANGE	84. SOUTH ORANGE	85. SOUTH ORANGE	86. SOUTH ORANGE	87. SOUTH ORANGE	88. SOUTH ORANGE	89. SOUTH ORANGE	90. SOUTH ORANGE	91. SOUTH ORANGE	92. SOUTH ORANGE	93. SOUTH ORANGE	94. SOUTH ORANGE	95. SOUTH ORANGE	96. SOUTH ORANGE	97. SOUTH ORANGE	98. SOUTH ORANGE	99. SOUTH ORANGE	100. SOUTH ORANGE
-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	------------------	-------------------



FIGURE 11



Current Status:

- Phase I - 206 elderly units located in KJ S-32 Urban Renewal Project under construction.
- Phase II - Pending
- Phase III - 200 units proposed to HUD for sites not owned by the Authority. Cost is now being negotiated.
- Phase IV - The Authority solicited proposals for 104 units in two urban renewal projects (30 units in KJ S-6 and 74 units in KJ S-32). Final selection are now in process.
- Phase V - is for construction of 82 units on scattered sites in KJ S-32 urban renewal program. Bidding date 8/20/75.
- Phase VI - is for the construction of 27 dwelling units (St. Lucy's parish) and 2 units near the former Rutgers School of Pharmacy. Specifications in final stage.
- Phase VII - Preliminary planning of units along Elizabeth Avenue - (valley section)

Leased Housing -

Under the leased housing program, the Authority initiates a triangular relationship by certifying tenants and providing a housing assistance subsidy to the owner, who leases directly to the tenant under a landlord-tenant lease. The subsidies come through a contract between the owner and the Authority. Currently 191 units are operating under this program.

"Purchase-Rehab" -

New or existing structures are purchased by the Authority under this program. The Authority rehabilitates these homes and makes them available for rental. The Authority is currently working with the newly formed Housing Development and Rehabilitation Corp. (HDMC)

Special Target Projects Program (TFP) -

The NHA's application to rehabilitate Columbus Homes (\$1,331,000) and Stella Wright (\$1,449,000) was approved by the U.S. Department of Housing and Urban Development (HUD) on June 21, 1975. In addition, 12.3 million in modernization funds have been procured from HUD to complement the TFP efforts. Stella Wright Homes will receive \$5,843,025 and Columbus Homes will receive \$8,506,023. "Traditional" modernization items aside these dollars are geared to implement a new/innovative security system at each project as well as conversion of two structures at Columbus Homes for elderly use only.



As a result of this program, H & A Bond - Life Insurance Company undertook a series of development to be "exclus from the city by securing a site to be built on North Broad Street across from Washington Park. This was followed by the Prudential Insurance Company's decision to stay in Newark's downtown its antiquated headquarters and build a "international corporate headquarters on the site. The examples encouraged other institutions to remain in Newark and reinforced its decision through a joint effort of the business community. The City Administration and the Redevelopment and Housing Authority. The strength and vision generated by this alliance of government and business enabled Newark to undertake more urban renewal projects.

Newark like most major cities suffered a significant loss of manufacturing in the years following World War II. The Redevelopment and Housing Authority, with the support of the Newark Industrial Development Corporation and the city administration, undertook a counterattack on this problem through the creation and development of Newark's industrial development. This project is noted with enormous potential for industrial development. FIGURE 111 shows a map of the area. As a matter of fact, the early 60's marked the implementation of a massive redevelopment program in Newark with one of the highest per capita expenditures in the country. However, the pressures of the mid-1960s manifested itself in Newark in 1967 in a series of social disturbances, but it did not stop the progress of the urban renewal program.



### 3.0 CURRENT OPERATION

#### 3.1 Policy Making --HRA Board of Commissioners/Executive Director

The HRA is composed of a Board of six (6) commissioners, five (5) appointed by the Mayor with the approval of the City Council, and one (1) appointed by the State Commissioner of Community Affairs. Commissioners are appointed for a five (5) year term (staggered) with the exception of the state appointee who serves at the discretion of the Commissioner of Community Affairs. The Board of Commissioners sets policy for the Authority and selects an Executive Director to be responsible for the overall functioning of the Authority consistent with Federal, Housing and Urban Development guidelines. The Authority has worked with the present City Administration, the State of New Jersey, and the Federal Government to procure funds. EXHIBIT III describes the type and amount of funds flowing to the Authority each year.

The Newark Redevelopment and Housing Authority employs the traditional, line-staff department approach in its organizational structure. Two line departments, Housing and Redevelopment, are organized into cohesive units with all the necessary operational functions within the jurisdiction of their respective program. The Housing Department is responsible for the management of all public housing developments; the Redevelopment Department is responsible for the administration of the Redevelopment and Community Development program throughout the City of Newark.

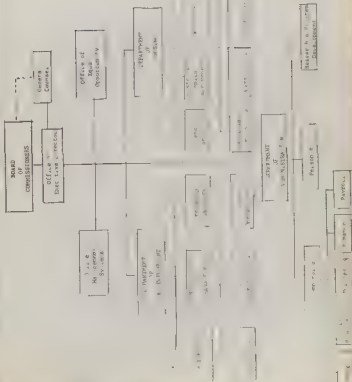
The staff departments of Administration provide support, planning and control services to maintain the operations of the line departments. These services include personnel, data processing, as well as such functions as space used as typewriting systems evaluation and technical assistance.

The utilization of this organizational concept permits management to identify areas of responsibility and authority, and provides for an Authority wide system of accountability. FIGURE IV describes this organization; a. present

This organizational structure was implemented as a result of a 1970 management review by the Federal Housing and Urban Development Department (FHU) and the response by HRA staff and board. Between the years 1969-1970, the Authority did not demonstrate the professional leadership and expertise required in dealing with the varied problems of the Authority, i.e., tenants demand for better services and input in the decision making process, and the involvement of the commercial and industrial community.

In September 1972, however, new leadership took command of an Authority in the midst of a severe rent strike in several of the project complexes. The management was overwhelmed with an unproductive staff employing anachronistic administrative practices.

In 1971 the Authority completely revamped its table of organization. Productivity has increased through termination of 150 employees, there is now management staff including Executive Director, Director of Housing and Director of Redevelopment. The next strides have been reevaluated operations are computerized employees productivity programs including Management-By-Objectives (MBO) Projects, have been initiated.



### 3.1.1 Office of the Executive Director

The Executive Office is in administrative charge of all activities of the Housing and Development Authority, thus, it provides agency wide direction, control and accountability for all related programs. It is responsible for securing outside funds for various programs, establish and maintaining good rapport with government and the community, it keeps abreast of legislative changes and its implications and seizes opportunity affirmative action programs. The Executive Director is secretary to the HDA Board of Commissioners.

### 3.2 Department of Administration

The Department of Administration serves a coordinating function in establishing interdepartmental communication with the other Departments of the Authority. The staff department provides policy and planning services to maintain the operation of the various departments of the Authority.

The Department of Administration fosters the development of management techniques and modern management principles and concepts, including, but not limited to:

1. Research and experimentation of new approaches and techniques suitable to the Authority's needs and problems.
2. Formulation of long and short range plans for organizational structure designed to a modernizing program requirements (b) keep the Authority organizational structure in line with accepted principles of organization and to insure effective teamwork on the part of all the Authority's departments in its
3. Determination of the most efficient methods for appraising the results of the Authority's activities (including a) types of management control such as administrative reporting performance standards work measurement and management, and to (b) ensure the functions of Department of Administration
4. Implementation of

Finance and accounts is directly responsible for the accounting, preparation and control of revenues and expenses, budget, receipt and disbursement of Authority money, and the preparation of financial statements and reports. It is also responsible for preparing budgets for the Authority, furnishing various accounting services and support for all Authority's special projects, invests Authority's funds as appropriate and performs cash flow forecasting.



TABLE I

## ADMINISTRATION - ENHANCEMENT OF FUNCTIONS

## A PERSONNEL

- Recruits, interviews and places applicants for employment
- Processes grievances
- Labor Relations
- Processes employees benefit
- Acts as Civil Service Liaison
- Makes Police check examinations
- Maintains employees files
- Plans, administers and conducts employees training
- Provides employees with counseling rehabilitation
- Runs absence control program

## B RESEARCH AND PROGRAM DEVELOPMENT

- Develops all Authority non-routine programs
- Maintains Authority's statistics
- Divides Authority Departments and Divisions
- Resolves special problems as assigned
- Develops and evaluates WFO programs

## C COMPUTERIZED FINANCE &amp; ACCOUNTS

- Prepares all required financial reports
- Prepares income and expenditures data reports
- Provides a project departments and functions
- Prepares information for bidding documents
- Prepares budgets for all Authority functions
- Provides accounting services for all Authority special programs
- Supervises inventory of non-expendable items and expendable supplies
- Invests Authority funds as applicable
- Establishes internal control procedures
- Performs cash flow forecasting

## DATA PROCESSING

- Plans, organizes, controls daily operations of data processing function
- Produces relevant DF reports
- Designs new systems according to user specifications
- Processes tab data for various systems
- Maintains liaison with computer hardware and software companies
- Researches new DF applications

TABLE 1 (Continued)

**PURCHASING**

- Receives and records requests for materials and supplies
- Expedites purchase orders according to policy of the Authority
- Follows up on deliveries
- Follows up on payment to Vendors
- Maintains inventory control on all requisitions
- Signs all purchase orders
- Maintains master schedule for janitors, and various other supplies
- Researches new materials and methods

**PAYROLL**

- Expedites personnel records on new employees, change in salary, title, terminations, promotions, demotions and exemptions
- Determines hours to be paid regular, overtime as well as distribution of charges
- Transfers of employee status to data processing
- Files personnel sick and vacation leave records
- Files personnel records, including applications, purchases, leaves, terminations and retirements
- Prepares quarterly report of Federal tax
- Files records of garnishments, money and support payments
- Files detailed monthly report for various pension and dues
- Files monthly report for insurance and hospitalization on covered employees

**BUDGET**

- Prepares budget of anticipated income and expenditures on a fiscal basis
- Prepares monthly statement showing comparison of actual cost of work with that related to budgeted amount
- Identifies and makes necessary adjustments to budget for various activities, as directed

### 3.3 Department of Housing

The Department of Housing is responsible for the overall management of the low income housing program in Newark. This is composed of units of traditional public housing units of leased housing, and independent (MCO) the capital improvement program. Housing also includes management and maintenance project performances reviews manpower allocation plans and personnel scheduling develops comprehensive community education programs with focus on providing improvement for residents in education recreation, health employment and other areas.

As the Department of Housing has grown, it is not restricted to "provide shelter" alone. The Management program provides a multifaceted housing effort encompassing social services, security maintenance and tenant selection. The Director of Housing is responsible for housing complex construction of buildings.

The Department of Housing has embarked on a comprehensive and multifaceted effort to halt and reverse the physical and social decline of its public housing developments. The Department is presently engaged in establishing a tenant management corporation on a pilot basis in the Stella Wright and Columbus Homes projects. The involvement of tenants in the Management of housing projects is an innovative approach to low-cost public housing. This concept shifts the focus of management and administrative responsibilities from the Authority's Central Office to each local project manager. The formation of Resident Advisory Boards under the aegis of the Newark Tenant Council is each housing project will play an important role in policy decisions. The members will work with the Manager in establishing needs and priorities. TABLE III which follows, enumerates the functions of the Department of Housing.

### 3.4 Department of Redevelopment

The Redevelopment Department is concerned primarily with community development in a wide variety of interconnected programs whose objectives are to provide better homes and industries and commercial growth in the City of Newark.

The department oversees the various aspects of urban renewal sites, prepares zoning and engineering reports related to land use redevelopment and statistical data the design, construction and operation for urban renewal. In addition, it responds to requests for the development of programs within the Management Area including capital improvements and other major renovations.

The Redevelopment Department works with contractors, developers, banking institutions and government agencies to have instances to not entire redevelopment packages together, including the site planning, the design and siting with a view to a resource procurement. The Department is also an active participant in community based housing programs in package the development, work with urban renewal areas as part of its professional responsibility and outside these areas as part of its professional service-oriented approach to the City of Newark.

Basically, the Urban Renewal problem is operated through the cooperation of the Board of Commissioners, the City Council, the City Planning Board and the Mayor's Policy and Development Office (MPO).

Through urban renewal, Newark today is a center of higher education with a student population of more than 20,000 and is enriched by the contiguous campuses of Rutgers, the State University and the Newark College of Engineering. Essex County College, its completion of its megastucture and the New Jersey College of Medicine and Dentistry is under construction of forty-seven acres of land acquired and cleared through the Authority's urban renewal process. However, Federal grants made to the Authority by the Department of Housing and Urban Development (HUD) represent a small amount of money needed to bring more rural development into the City of Newark. TABLE 1 enumerates the functions of the Department of Redevelopment while EXHIBIT 1 shows summary of Urban Renewal, Public, Industrial and Commercial projects completed and under construction and EXHIBIT 2 states these in tabular form.

#### 1.5 Legal Department

The Legal Department advises the Executive Director and the Board of Commissioners on all legal matters concerning the Authority's activities and programs relating to Local, State and Federal statutes. In addition, the Legal Department provides legal assistance on a structural and functional basis to all departments of the Authority, processes all financial documents, prepares and processes resolutions for Board of Commissioners actions, contracts, personnel hearing, union grievances, and tenants' grievances. TABLE 3 as follows, enumerates functions

TABLE II

HOUSING - Enumeration of Functions

A. Tenant Selection

- processing of applications for residency in public housing and leased housing programs
- maintenance of data on same

B. Social Services

- Tenant Counseling
- Organized Casework and Referrals
- Special Programs (HID HSE)
- Liaison to WE (are Board)
- Development of new programs
- Elderly affairs
- Liaison to Housing Tenants Council
- Public information (to tenants)

C. Operations

- Project management (all phases, Maintenance, Rent Project or Reporting)
- Leased Housing Management

D. Maintenance

- Project Repairs
- Force Account Functions

E. Security

F. Modernization Program

- Review MUI packages
- Prepare MUI applications
- Coordinate Force Accounts Procedures to implement the Modernization Program

# TABLE 1

## REDEVELOPMENT - Enumeration of Functions

### A Operations (Urban Renewal Community Development)

- Directing new development
- Land Disposal: 1. acts as Real Estate Agent
- Land preparation or development: ensure that public is ready or disposed to
- Preparation of statistics, data reports on the status of the urban renewal program
- Land use planning
- Relocation for a required use, removal and construction properly in urban renewal and related areas
- Carrying out of urban renewal community development projects including:
  - operational
  - maintenance
  - land acquisition
  - assistance of compliance with laws, codes

### C Technical Services

#### 1 Planning

- Urban renewal plan changes
- Development of surveys, data, etc. related to urban renewal community development and housing development, planning
- Liaison with Planning Board, Zoning Board and Council on Planning
- Surveying
- New Service facilities

#### 2 Engineering Architecture

- and structural engineering
- Surveying, site locations, bids
- Drawings, rendering, street, physical plans
- related to a project or project and
- Review and approval of plans, review and
- provide plans for marketing and preparation of
- provide plans and other facilities, advertisements
- and other contracts, Technical Services
- Review plans

TABLE IV

LEGAL DEPARTMENT - Enumeration of Functions

A. Executive Director/Commissioners

- Open and bids relating to the sale of project notes and bonds issues
- Process documents in relation to notes for Urban Renewal and Public Housing
- Process documents relating to Amendments to Annual Contributions Contracts
- Advise Regional and Area officials of HUD and State Department of Community Affairs on appointments, reappointments, resignations or terminations of members of Board of Commissioners
- Review Municipal Council meetings minutes for matters of concern to the Authority

B. Administration

- Represent the Authority in Civil Service hearings in connection with personnel.
- Conduct and advise Authority in union negotiations
- Conduct and advise Authority in tenants' grievances
- Interpret existing and new policies regarding personnel, on Federal, State and Local laws

C. Housing

- Provide legal advice to Director of Housing on matters pertaining to existing and new laws
- Prepare legal documents for tenancy cases, and notices forms and procedures regarding all aspects of landlord-tenant relations
- Process non-payment possession cases against tenants for failure to pay rent
- Prepare all briefs for court appearances involving tenants
- Prepare and represent Director of Housing in lease and contract negotiations
- Represent Authority in Municipal Court in lease and fire violations

TABLE IV-Continued,

LEGAL DEPARTMENT - Description of Functions

C. Housing (Continued)

- Open and bid listings to labor, materials, equipment, annual requirements, etc. for routine maintenance and repair work, modernization program, annual requirements for materials, major maintenance and construction work, demolition and site clearance
- Conduct hearings with bidders in connection with major contracts when bid is not awarded to lowest bidder because of noncompliance having to do with submission of proper bids
- Interpret provisions of contracts in cases of disputes or noncompliance

D. Redevelopment

- Render Legal Assistance on daily basis to Redevelopment Department in all areas of negotiations
  - Land acquisition - closing - title
  - Litigation of Urban Renewal matters for Loan and Grant Contracts
  - Prepare contracts awarded as a result of bid openings, prepare contracts for sale of land to redevelopment in urban renewal projects prepare third party contracts for engineering services, surveys consultants relocation services prepare contracts for turnkey projects title services, and process same
  - Assist in the preparation of resolutions and ordinances in connection with municipal approval of urban renewal plans cooperation agreements, paving of streets
  - Conduct acquisition of land in urban renewal areas prepare deeds related thereto, review public document documents submitted by developers and prepare opinions in connection therewith
- Prepare legal notices for publication in newspapers regarding sale of land to redevelopment prepare legal notices for publication with regard to public hearings on urban renewal projects when major changes are made in the urban renewal plans.
- Prepare easement agreements with railroads, utility companies



TABLE IV (Continued,

LEGAL DEPARTMENT - Enumeration of Functions

D Redevelopment (Continued)

- Prepare legal documents and pleadings regarding condemnation proceedings, inverse condemnation, general litigation
- Process public liability and property damage reports and claims



440

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

$$d = \frac{1}{\sqrt{\pi}} \left( \frac{1}{\sqrt{2}} + \frac{1}{\sqrt{2}} \right) = \frac{1}{\sqrt{\pi}} \cdot \sqrt{2} = \frac{\sqrt{2}}{\sqrt{\pi}}$$

3. The above is a brief summary of the information received from the above sources. The information is being furnished to you for your information and for your use in the event you are required to furnish information to the FBI.

1. *Adiantum*  
 2. *Asplenium*  
 3. *Polypodium*  
 4. *Marattia*  
 5. *Isotriaena*  
 6. *Adiantum*  
 7. *Asplenium*  
 8. *Polypodium*  
 9. *Marattia*  
 10. *Isotriaena*

IC-323 © C. A. S.

5. The

4 2 5 4 5

1 2 3

7

© 1998 by Blackwell Science Ltd

# TABLE OF VARIOUS FUNDS

Fund	Definition	Source	HEA Program Use	Amount of Funds Available for 1975/76
1. Bonds	Dollar amount paid by public housing tenants for water and sewerage, formula 50% of adjusted gross income	Tenants of Public Housing	Public Housing	\$ 8,000,000
2. Operating Subsidy	The difference between total income and the cost to operate the public housing, including utilities, water, and the utility subsidy	Department of Housing and Community Development (HCD)	Public Housing	\$ 2,270,000
2 a) Business Utility Subsidy	An additional operating subsidy to cover large increases in utility (fuel, gas) costs not expected from normal operations	HCD	Public Housing	\$ 2,510,000
2 b) Leased Housing Subsidy	The difference between fair market rent and "tenant's ability to pay" rents, as part of the special Leased Housing Program	HCD	Public Housing	\$ 229,400
3. Modernization	Special revenues sharing grants to pay for administration and implementation activities as part of the new Community Development Program	HCD	Public Housing	\$ 30,000,000
4. Community Development Revenue Sharing	Special revenues sharing grants to pay for administration and implementation activities as part of the new Community Development Program	HCD	Redevelopment	\$ 2,600,000
5. Other Revenues	Grants to pay for reductions in utility costs, activities now assumed by the Community Development Program	HCD	Redevelopment	\$ 41,000,000 (H) \$ 2,800,000 (C) \$ 4,500,000 (C)
	Transfer to Other Revenues, above	HCD	Redevelopment	\$ 900,000

## CONCEPT OF IDEAL PUBLIC, continued

Fund	Ref: Function	Source	YTD Program Use	Amount of Total Placed, Year ended 12/31/76
a) Basic Service				
Public Housing	Pay interest and principal on bonds lent to finance the construction of public housing	HUD	Public Housing	\$ 138,320,000 (to date)
b) Special Funds				
a) Specialty Grant	Funds to operate a public housing security program	Law Enforcement Administration (LEAA)	Public Housing Administration	\$ 1,200,000
b) Comprehensive	Funds to operate a public service job effort, including:	U.S. Department of Labor (City of Newark)	Public Housing (City of Newark)	\$ 500,000
	Workforce Development Program			
	Work Improvement Program			
	Security Program (if duty Projects)			
	Specialty Program (if duty Projects)			
c) Target Projects	Specialty federal subsidy (new national effort) allocated to the project to provide a "top down" approach	HUD	Public Housing	\$ 3,000,000 (through FY 77)
d) Special State fund	Funds allocated to ensure the viability of a new identity project (new under construction)	State of New Jersey, U.S. Public Housing Administration	Endowment (Public Housing)	\$ 250,000 (over 5 year period)
e) Social Services	Provision of Title IV and VI (HUD) funds to provide a broad of social services program to public housing	Department of Health, Education and Welfare (HEW)	Public Housing	\$ 2,500,000









# EXHIBIT 14 Continued

Port Newark Development - The construction of five new berths on the north side of 2<sup>nd</sup> Avenue Channel will enlarge the Port's capacity of 37 vessels, berths and near 750 acres of paved upland area. When the current development plans of Port Newark are completed the Port of New York Authority's investment in the harbor will amount to \$1.4 million. The Port's annual cargo capacity will be increased to an estimated 5,450,000 tons. This will provide jobs for about 5,950 people who will berth over 950 ships in a year.

Johns Hopkins - Five-hundred-bed medical center built in 1969 at a cost of \$10 million. The new building houses surgical, obstetric, eye and ear, pediatrics and laboratory and library facilities.

Prudential Insurance Company - Twenty-story corporate headquarters of the world's largest insurance institution occupied in 1960 in Broad Street in the heart of the city's business area. Modern shopping was on Halsey Street also was built, connected by a ramp at the highway interchange. One of the prime features of Newark as seen from the Bay.

Hotel Robert Treat - One of the city's foremost hotels opened a 14-story modern addition in 1964 at a cost of about \$8 million. Improvements to the hotel, designed and built in 1916, also include an underground connection to the New Jersey Park Garage.

New Jersey Park Underground Garage - A three-level garage, parking more than 1,500 cars was completed beneath this park in 1964 at a cost of \$7.5 million. Park facilities were restored at the project's completion.

French Broad Park Skateway Arena - A 30,000 square foot laminated wood arch built at a cost of \$250,000 has extended the skating season at the popular rink operated by the Essex County Park Commission.

Mount Pleasant Junior Apartment House - Four-story apartment complex constructed during the 1960s under the Federal Housing Administration's auspices. Numbers 718 and 720 contain 15 studios each, number 715 and 716 are 10 stories. A fifth-story high-rise building was built by First United Methodist Church and Newark for the city of Newark.

New Community Corporation Properties - A privately proposed to cover 45 acres in the central area. This community-supported housing venture is presently under construction.

Academy Square - Two-story apartment complex, 10-story apartment towers 140 units completed at a cost of \$9 million.

County's New City - New development of 1,000 units completed at a cost of \$10 million.

SUMMARY OF URBAN RENAISSANCE, P.L.C.  
INDUSTRIAL AND COMMERCIAL PROJECTS

as of 9/20/73

PROJECT NO. 1-1 BRANCH BROOK REDEVELOPMENT PROJECT  
GROSS PROJECT AREA 20.4 ACRES  
NET DISPOSAL AREA 12.20 ACRES

RESIDENTIAL USE

# DWELLING UNITS	DISPOSAL PARCEL #	ACRES	DEVELOPER	DATE COMPLETED	REDEVELOPMENT VALUE
560 High Density	1	6.80	B. Crown & Co. Carmichael West Apts.	1960	\$ 7,500,000

COMMERCIAL USE

2	70 20	Shopping Center Parking	1960	\$ 900,000
---	----------	----------------------------	------	------------

PUBLIC USE

1A-1	1.20	New Board of Education "McKenney" High School	1960	\$ 7,000,000
1A-2	20	New Board of Education Robert F. Kennedy School	1960	\$ 1,400,000
1A-3	1.90	St. Luke's Church Community Center Rectory	1960	\$ 1,150,000
4	1.20			\$ 4,600,000

TOTALS

560 D.U. &	1	12.20			\$ 24,000,000
------------	---	-------	--	--	---------------

PROJECT HI 3-2 FOGAS STREET REDEVELOPMENT PROJECT  
 GROSS PROJECT AREA 22.6 ACRES  
 NET DISPOSAL AREA 3.0 ACRES

RESIDENTIAL USE

<u># DWELLING UNITS</u>	<u>DISPOSAL PARCELS #</u>	<u>AREA ACRES</u>	<u>REDEVELOPER</u>	<u>DATE COMPLETED</u>	<u>REDEVELOPMENT VALUE</u>
480	1	8.90	H. Crowe & Co 1 Commande East Apt & Parking	1990	\$ 7,000,000
High Density		80			

COMMERCIAL USE

2B	70	Wagner Electric Rehab, Parking	1990	\$ 200,000
2A	5.30	-		-
2	6.00			\$ 200,000

TOTALS

480 DUs	3	15.0			\$ 7,200,000
---------	---	------	--	--	--------------

PROJECT M-6 OLD THIRD WARD URBAN RENOV. PROJECT  
GROSS PROJECT AREA 204.2 ACRES  
NET DISPOSAL AREA 122.37 ACRES

RESIDENTIAL USE

DEVELOPING USE	# DWELLING UNITS	DISPOSAL PARCEL #	AREA ACRES	DEVELOPER	DATE COMPLETED	REDEVELOPMENT VALUE
7 000,000	180 Med Density	18	6.29	Jack Parker Associates 1st Sec "High Park Gardens"	11 65	\$3,000,000
	276 Med Density	20	7.74	Jack Parker Associates 2nd Sec "High Park Gardens"	6 66	4,000,000
200,000	138 Med Density	6	4.48	Jack Parker Associates 3rd Sec "High Park Apartments"	1 70	3,100,000
	78 Med Density	24C	2.74	Jack Parker Associates 4th Sec. "High Park Terrace"	70	2 850 000
	198 High Density	15	3.47	Stark Towers Housing Corp "Stark Towers"	3 70	6 000,000
7 200,000	424 High Density	4	5.19	Newark Community Housing Corp "Hill Manor"	12 70	9 000,000
	1,400 Units	6	10.04			\$28,624 000

COMMERCIAL USE

0	76	Jack Parker Associates	4 67	\$ 725 000
		Super Market, Retail Stores		
8A	52	Habot Realty Co.	4 69	11 000
		Perry Plaza, Home		
2	1.26			\$ 4,5 300

## FD-302 (Rev. 4-15-64) Q-10 TRIP WAS: TRAVEL REMOVAL PROECT (cont.)

## H. P. Davis, SE

NAME	DATE	AGE	STATUS	REMARKS
1. Mr. A. B. C.	1945	35	Married	Good
2. Mrs. D. E. F.	1946	32	Single	Good
3. Mr. G. H. I.	1947	30	Married	Good
4. Mrs. J. K. L.	1948	28	Single	Good
5. Mr. M. N. O.	1949	25	Married	Good
6. Mrs. P. Q. R.	1950	22	Single	Good
7. Mr. S. T. U.	1951	20	Married	Good
8. Mrs. V. W. X.	1952	18	Single	Good
9. Mr. Y. Z. A.	1953	15	Married	Good
10. Mrs. B. C. D.	1954	12	Single	Good

PLM MS, FTIR, NMR, EPR, XPS

[illegible]

PROJECT NJ R-12 CENTRAL WARD URBAN RENOVATION PROJECT  
 GROSS PROJECT AREA 94.2 ACRES  
 NET DISPOSAL AREA 8.61 ACRES

RESIDENTIAL USE

<u>#</u>	<u>INTELLING</u> <u>CHITS</u>	<u>DISPOSAL</u> <u>PARTIAL #</u>	<u>AREA</u> <u>ACRES</u>	<u>REDEVELOPER</u>	<u>DATE</u> <u>COMPLETED</u>	<u>RENOVATION</u> <u>VALUE</u>
206		34	2.42	Seward Housing Authority	Under Construction	\$6,800,000
E derly High Density						

PROJECT NJ E-18 LOWER CLINTON HILL URBAN RENOVATION PROJECT  
 GROSS PROJECT AREA 78.2 ACRES  
 NET DISPOSAL AREA 15.48 ACRES

RESIDENTIAL USE

# DWELLING UNITS	DISPOSAL PARCELS #	AREA ACRES	DEVELOPER	DATE COMPLETED	REDEVELOPMENT VALUE
15 High Density	2A	1.54	ME. Calvary Homes Inc "ME. Calvary Homes"	1969	\$2 051 000
115 High Density	4	1.74	ME. Calvary Homes Inc "ME. Calvary Homes"	1969	\$2,077 000
149 Medium Density	7	1.29	Clinton Hill Redevel Corp "Clinton Hill Community Apts"		
	9	1.23	" "		
	8	.84	" "	1974	\$4,300 000
	21	.69	" "		
38. D. A.	6	7.24			\$2 400 000

PUBLIC USE

	3	.49	Newark Board of Ed. Bergen Street School, Playground		\$ 140,000
	6	.01	City of Newark Park Entrance	1974	\$ 30 000
	8	.05	City of Newark Park Entrance	1974	
	11	.32	City of Newark Park Entrance	1974	
	4	.9			\$ 190 000
TOTALS					
38. D. A.	10	8.1			\$8 514 000

- 46 -

7 5

FOR INFO

TOTAL



PROJECT NO B-45 NEWARK COLLEGE EXPANSION - BRIDGE RENOVATION PROJECT  
 GROSS PROJECT AREA 37.0 ACRES  
 NET DISPOSAL AREA 33.06 ACRES

2. SLIC USE

DISPOSAL PARCEL #	AREA ACRES	DEVELOPER	DATE COMPLETED	DEVELOPMENT VALUE
1	1.10	Rutgers University Law School	10.67	\$ 4,445,000
2	1.740	Rutgers University Science, Humanities, Library Science Bldg #2 Student Center Faculty Bldg Offices	8.67	\$ 1,753,000 \$ 4,821,000 \$ 1,733,000 \$ 4,900,000
3	15.00	New College of Engineer- ing Faculty, Fine Educa- tion, Student Ctr., Admin. Bldg., Library Housing, etc. Faculty Addition	12.67	\$ 6,650,000
4	60	New College of Engineer- ing Maintenance Bldg.	12.67	\$ 2,137,000
5	1.70	Rutgers University Graduate School Bus Area	1.74	\$ 2,767,000
		Rutgers University Parking Garage 802 Spaces 10 %		\$ 1,800,000
<u>TOTALS</u>	<u>33.00</u>			<u>\$ 39,577,000</u>

PROJECT NJ R-49 HILL STREET URBAN RENOVATION PROJECT  
 GROSS PROJECT AREA 2.9 ACRES  
 NET DISPOSAL AREA 6.54 ACRES

RESIDENTIAL USE

# DWELLING UNITS	DISPOSAL PARCEL #	AREA ACRES	DEVELOPER	DATE COMPLETED	DEVELOPMENT VALUE
429 H.D. Density	2	3.30	D. S. Realty "Hillmark House"	8-87	\$ 6,465,000
222 (High Density Order)	6 (1st Stage)	.34	J. Parker		(Included with Parcel 2 1st 1st Stage NJ R-52)

COMMERCIAL USE

	4	.30	Realty Parking Lot	12-85	\$ 75,000
	7	.60	Broad St. U.S. Corp #1 "Western Union Bldg."	12-86	\$ 1,350,000
	14	.20	T. Wiley Gas Station, Car Wash	4-73	\$ 150,000
	5	1.10			\$ 1,535,000
<u>TOTALS</u>					
429 OR 4	5	4.76			\$ 8,000,000

TOTALS

TOTALS

PROJECT NJ R-50 EDUCATION CENTER JERSEY RENOVATION PROJECT  
 GROSS PROJECT AREA 23.7 ACRES  
 NET DISPOSAL AREA 13.00 ACRES  
 5 1/4 ACRES HIGHWAY

PUBLIC USE

<u>DISPOSAL PARCEL #</u>	<u>AREA ACRES</u>	<u>REMOVED/REMOVED</u>	<u>DATE COMPLETED</u>	<u>REDEVELOPMENT VALUE</u>
3A	1.60	Ht Carmel Guild Athletic Pavilion Day Care Center, etc #1	11 69	\$ 2,860,000
7B	1.10	Ht Carmel Guild Multi-Serv. Center Junk #2	11 69	
TOTALS	2	2.50		\$ 2,860,000

PROJECT N. B-32 SOUTH BRAD STREET URBAN RENEWAL PROJECT  
 CROSS PROJECT AREA 15 ACRES  
 NET DISPOSAL AREA 22 4/5 ACRES

RESIDENTIAL USE

# EXISTING UNITS	DISPOSAL PARCEL #	AREA ACRES	DEVELOPER	DATE COMPLETED	REDEVELOPMENT YALUE
270 Med. Density	3	0.93	J. Parker "University Gardens"	7/69	\$ 4,600,000
250 High Density	1A	2.50	St. James Devel. Corp. "St. James Washington Apts."	8-73	\$ 6,090,000
12. High Density Elderly	.0 at Stage	9.	J. Parker	Under Construction	\$ 6,358,000
69. DU s	3	13.34			\$ 6,958,000
<u>COMMERCIAL USE</u>					
	6	1.60	Morning Ledger Co. Newspaper Plant	2/66	\$ 2,700,000
	7	.50	Morning Ledger Co. Parking Lot	2/66	\$ 50,000
	1	2.00	J. Parker "Ford Automobile"	5/68	\$ 1,400,000
	1A-2 1A-3	30 60	T. Riley Gas Station/Car Wash	4/73	(\$ 1,50,000 (
	5	3.00			\$ 4,500,000
TOTALS					
69. DU s	8	18.34			\$21,458,000

PROJECT WJ A-58 SUMARA PLAZA UJIAN KENYAMA. PROJECT  
GROSS PROJECT AREA 40.9 ACRES  
NET DISPOSAL AREA 2.63 ACRES

COMMERCIAL USE

DISPOSAL PARCEL #	AREA ACRES	REMARKS/NOTE	DATE COMPLETED	REDEVELOPMENT VALUE
1.1B	1.	Network Evening News Newspaper Print Addition	8.63	\$ 490,000
1.2A-1	.05	Newspaper Evening News Parking Loading Platform	3.70	\$ 50,000
5A 3B	2.24	Gateway B. Office Tower Hotel	13.74	\$ 24,000,000
1B	1.44	Admission to Westpac Bldg & Bldg	3.72	\$ 24,000,000
1.3A 1.3B	04 09	Real Family Enterprises Parking	pending	24,000
6	4.23			\$ 48,565,000

PUBLIC USE

8	3.90	Seton Hall University Law School (Temporary, Law School, Permanent)	9.72 under construction	\$ 800,000 4,300,000
	3.96			\$ 4,400,000
TOTALS	7	8.13		\$ 51,465,000

PROJECT N. B-61 ESSEX HEIGHTS 1st STAGE URBAN REHAB. PROJECT  
 GROSS PROJECT AREA 32.4 ACRES  
 NET DISPOSAL AREA 29.08 ACRES

PERMITS USE

DISPOSAL PARCEL #	AREA ACRES	REDEVELOPER	DATE COMPLETED	REDEVELOPMENT VALUE
3	16.11	Essex County College	Under Construction	(\$1,400,000)
4	8.53	Essex County College		
5	1.78	Essex County College		
11	3.20	Essex County Technical Careers Center		\$ 8,700,000
TOTALS	4	29.6		\$20,300,000

PROJECT M3 E-72 FAIRMOUNT URBAN RENEWAL PROJECT  
GROSS PROJECT AREA 84.8 ACRES  
NET DISPOSAL AREA 48.00 ACRES

COMMERCIAL USE

DISPOSAL PARCEL #	AREA ACRES	REDEVELOPER	DATE COMPLETED	REDEVELOPMENT VALUE
21	2.40	Master Club of America Office Bldg	7/68	\$ 1,750,000
22	1.97	J. Wiles & Sons Parking	12/69	\$ 6,000
48 49	.10 .07	J. Wiles & Sons Office Bldg	12/69	\$ 75,000
6 7	.23 1.11	Walden Lane Auto Park Entrance, Exit Car Wash	pending	\$ 25,000
5	5.24			\$ 2,351,000

PUBLIC USE

29/29A	11.49	H. J. College of Medicine & Dentistry, Phase 1	1/70	\$ 5,000,000
52	3.39	H. J. College of Medicine & Dentistry, Office, Lab.	3/73	\$ 12,000
5	2.63	Bethany Baptist Church	Under Construction	\$ 1,200,000
7	17.51			\$ 8,421,000

RESIDENTIAL USE

170 DU's	50	4.98	New Hope Hous., Corp "New Hope Village"	Under Construction	\$ 6,000,000
422 DU's	12A	9.79	TD-Sault Hous. Corp.	"	\$ 8,200,000
502 DU's	2	14.75			\$24,300,000
TOTALS					\$38,500,000
502 DU's	11	37.50			

PROJECT NJ R-101 INDUSTRIAL RIVER BASIN RENOVATION PROJECT  
 CROSS PROJECT AREA 1,520.4 ACRES  
 NET DISPOSAL AREA 441.40 ACRES

INDUSTRIAL USE

DISPOSAL PARCEL #	AREA ACRES	DEVELOPER	DATE COMPLETED	REDEVELOPMENT VALUE
70	3.21	Nat'l. Trust & Dev. Co.	1/67	\$ 600,000
68-5-7	1.27	European Parks Co.	10/69	\$ 100,000
68-1	1.1	Otto B. May Co.	9/69	\$ 300,000
68-2	.25	Plant Addition		(
59A-1	64	Maloney & Cardie Co.	10/69	\$ 1,120,000
68-1	6.04	Interboard Corp. of America	7/70	\$ 2,300,000
40-2	4.20	H. J. Macneil Co.	11/71	\$ 1,160,000
68-2	1.65	Vita Food Products Co.	11/71	\$ 2,000,000
68-3	6.20			(
61-2	06	Otto B. May Co.	6/72	\$ 50,000
62-2	23	Parking, Loading Dock		(
61-3	.27			(
107-1A	17.93	Ideal Toy Co.	9/73	\$ 8,000,000
95A2-2	2.05	Circ. Air Freight Co.	12/74	\$ 400,000
13A	.07	Brin Manufacturing Parking	pending	\$ 20,000
108	4.22	DeLense Corp Yark Farm	pending	\$ 1,000,000
TOTALS	.6	68.81		\$17,142,000



PROJECT N. B-127 ST BENEDICT 5, ARAN KENNEDY PROJECT  
 CROSS PROJECT AREA 15.0 ACRES  
 NET DISPOSAL AREA 7.74 ACRES

COMMERCIAL USE

DISPOSAL PARCEL #	AREA ACRES	REDEVELOPER	DATE COMPLETED	REDEVELOPMENT VALUE
13	.22	Public Service Electric & Gas Co. Transformer, Parking	10 72	\$ 100,000
20A	.23	St. Jones Park-NG	6 72	\$ 40,000
2	.65			\$ 240,000

PUBLIC USE

20A	.06	City of Newark Police Dept. Parking	6 72	\$ 5,000
20B	.19	St. Bridget & R.C. Church 12 72 Day Care Playground		\$ 15,000
.6	.73	584 High Street Corp Community Center	pending	\$ 240,000
3	.58			\$ 280,000
TOTALS	5	1.03		\$ 525,000

PROJECT NO. 8-70 ST MICHAEL'S URBAN RENOVATION PROJECT  
 GROSS PROJECT AREA 3.7 ACRES  
 NET DISPOSAL AREA 3.60 ACRES

PUBLIC USE

<u>DISPOSAL PARCEL #</u>	<u>AREA ACRES</u>	<u>REDEVELOPER</u>	<u>DATE COMPLETED</u>	<u>REDEVELOPMENT VALUE</u>
1	3.60	St. Michael's Medical Center Addition Parking	12-73	\$ 6,760,000
TOTALS	3.60			\$ 6,760,000

PROJECT NJ M-176  
GROSS PROJECT AREA  
NET DISPOSAL AREA

MEDICAL CENTER 'RMAN SYSTEMA. PROJECT  
a) 3 ACRES  
a) 10 ACRES

## PUBLIC USE

DEPT	DISBURSE TABLE #	ACCT	EMPLOYER	COMPLETED	BALANCE
00	4	45 38	13 1/2 yrs. exp of Medicine & Dentistry Power Plant Library Science Bldg. Dental School Nurses' Health Power Plant Expansion Med. Bldg. Renovation Future Construction		\$ 4,173.000 \$ 6,353.000 \$80,000.000 \$15,000.000 \$ 5,000.000 \$ 99,000 \$64,141.000 \$80,000.000
TOTALS	4	45 38			\$122,666.000

RECAPITULATION  
OF  
REDEVELOPMENT PARCELS CONVEYED IN  
URBAN RENAISSANCE PROJECTS, NEWARK, N.J.

as of 5/26/75

PROJECT #	GROSS PROJECT AREA/ACRES	NET DISPOSAL AREA/ACRES	# PARCELS SOLD	AREA ACRES	# UNITS	REDEVELOPMENT VALUE
NJ 3-1	20.4	13.28	5	12.20	960	\$ 12,431,000
NJ 3-2	22.6	15.10	3	15.10	580	\$ 7,200,000
NJ R-6	204.2	122.37	19	49.12	1401	\$ 40,982,000
NJ R-32	96.2	61.61	2	2.42	206	\$ 6,180,000
NJ R-38	78.2	15.48	10	8.15	381	\$ 8,628,000
NJ R-45	37.0	33.06	5	33.00	-	\$ 39,577,000
NJ R-49	12.9	6.54	5	6.74	629	\$ 8,000,000
NJ R-50	23.7	13.00	2	2.50	-	\$ 2,880,000
NJ R-52	35.4	22.45	8	18.34	691	\$ 21,458,000
NJ R-58	50.9	21.63	7	8.13	-	\$ 53,465,000
NJ R-62	32.4	29.08	4	25.46	-	\$ 40,300,000
NJ R-72	86.8	48.50	10	34.87	592	\$ 32,077,000
NJ R-122*	1528.5	461.40	16	68.81	-	\$ 17,142,000
NJ R-123	35.0	17.34	5	1.03	-	\$ 520,000
NJ R-156	3.7	3.60	1	3.60	-	\$ 6,760,000
NJ R-196	47.8	46.38	1	46.38	-	\$ 222,491,000
16	2311.9	909.44	102	333.85	4940	\$ 520,601,000

\* Includes two parcels sold in 1975 with  
a total redevelopment value of \$2,020,000.

The Community Development Act of 1974 pertains to special revenue sharing for municipal programs.

In order to obtain funding, annual applications must be submitted to the Federal Government. Such applications consist of three-year plan identifying development needs and objectives; a program detailing proposed activities and resources to meet such needs and objectives; and a housing assistance plan of community-wide housing conditions, needs, and an annual goal. Also, public hearings are required in compliance with various aspects of civil rights considerations and citizen participation.

Newark's first application under the 1974 Community Development Act was prepared by the MFSO in conjunction with the NEDA and submitted to the Federal Government, with copies to the New Jersey Department of Community Affairs. The Housing Assistance Plan, as part of this submission, projects the following numbers:

1. Total units - 122,194
2. Substandard Dwelling Units - 13,192
3. Units Suitable for Rehabilitation - 9,650
4. Units lost due to fire, demolition, since 1969 - 9,667
5. First year goal for new housing units - 8,762.

The overall request for Community Development Act assistance in terms of Newark's first year program amounts to \$19.5 million. The following generalized categories apply:

Property acquisition	\$7.4 million
Public works	\$9.5 million
Demolition and Rehabilitation	\$1.4 million
Urban Renewal projects completion	\$6.6 million
Relocation	\$0.9 million
Planning and Management	\$2.3 million
Administrative	\$1.4 million
Model Cities	\$3.3 million

In terms of Newark Redevelopment and Housing Authority activities, this includes the acquisition, relocation, and urban renewal activities listed above.

## EXHIBIT VII

## HIGHLIGHTS

PUBLIC HOUSING STATISTICAL DATA  
as of May 31, 1975

124

Dwelling Units

Currently under management	17,682
Designed exclusively for elderly and disabled families	2,746
Pending approval (large scatter-site units)	366
Under construction (elderly units)	208

Persons

Total	30,922	100.0%
White	12,454	40.3%
Male	16,448	53.2%
Female	3,753	12.1%
Black	23,250	75.2%
Spanish-speaking	3,919	12.7%
Minority (under 21 other than head or spouse)	16,523	53.4%
Elderly (aged 62 or over)	4,991	16.1%
In families receiving public welfare	15,463	49.9%

Families

Total	10,703	100.0%
White	2,430	22.7%
Black	7,399	69.0%
Spanish-speaking	883	8.3%
Elderly	4,761	44.3%
Non-elderly	5,962	55.7%
Broken	3,783	35.3%
With head and spouse in household	2,667	24.9%
With 7 or more persons	806	7.6%
Relocated from D. C. since 1964	347	3.2%
Overcrowded	224	2.1%
Needing a larger apartment	1,058	10.2%
Needing a smaller apartment	971	9.1%
With disabled or handicapped person(s)	1,413	13.2%
Living in public housing 10 years or more	5,737	54.0%
With a serviceman	68	.6%
With a worker (or self-employed person)	2,392	24.2%
Receiving public welfare	3,808	35.6%
Failing to clarify income	216	2.4%

	All Families	Elderly	Minorities
	34,382	13,091	14,572
Average income	87	52	75
Average rent (utilities included)	2.9	1.5	4.1
Average size (persons)	185	20%	17%
Average pct. of income used for rent			
New tenants in 1974	387 families		
Moveouts in 1974	1,227 families		
Vacancies on 3/31/75	Stella Wright 733 Columbus 624		
	Scudder 250 Other 302		

EXPLANATORY NOTES

There are four (4) pages of FIGURES, five (5) pages of  
TABLES, and (17) pages of EXHIBITS.

July, 1975